

## POPULATION FAILS WITH FLIGHT OF ALIENS

Manhattan Will Lose This  
Year, but Suburbs Show  
Big Gains.

### PANIC TURNED TIDE.

New York's Growth in Two  
Years from Immigration  
Will Be Nothing.

Manhattan is losing population this year from two sources—the movement to the suburbs and the rush of aliens back to their old world homes. Instead of gaining 50,000 in population, as has been the average during the past few years, Manhattan may suffer a net loss of nearly that number. Owners of flat-houses are beginning to feel the change severely. Congestion is being relieved in many sections and rents are falling.

Nearly 100,000 immigrants a year have settled in Manhattan during the past few years and as many more have scattered through the suburbs. But the sudden shift in the alien stream promises to take 80,000 out of the metropolitan zone this year instead of adding 50,000 to the population. This will mean a net loss of 20,000 over what might have been expected from calculations based on statistics of the past few years.

### Panic Turned Alien Tide.

The backward flow of aliens began with the panic. It has been maintained in large volume, and is at its highest figure. Thousands of immigrants are beginning to feel the change severely. Congestion is being relieved in many sections and rents are falling.

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The outward flow is regarded as a natural reaction in the huge wave toward these shores. The flow through the port of New York had been over a million a year for several years. An average of 30 per cent. settled in the metropolitan district. Great masses pouring into Manhattan overtook the old immigrant districts and drove older population out of neighboring sections. The movement was the chief cause of congested population conditions. It spread rapidly into uptown flat-house centers.

### 710,000 To Go This Year.

Now that the immigrant pressure has ceased, many threatened neighborhoods are assured of a few years' immunity. Property owners, however, are magnetized which attracts the immigrant masses. If there should be a revival of great prosperity next winter, many economists are predicting, the alien tide is expected to turn this way again with even greater force. Such a return would threaten to sweep most of Manhattan's middle-class home centers.

Since the start of the panic, 50,000 aliens have left through the port of New York and 100,000 have arrived. The loss is 50,000. The total loss for this year from last year's record is 100,000 for less than six months. The outflow for June is estimated at 20,000. That for May was 19,875.

### Manhattan the Loser.

Manhattan is forced to suffer the chief loss in population because the movement of old families to the suburbs has reached large proportions. The new express lines in all directions have opened avenues of escape from small crowded Manhattan flats and the older flat dwellers are seizing the opportunity. They do not have to be driven out by overwhelming immigrants. Independent of the panic, with that of the Westchester and New Jersey suburbs, increases 100,000 a year as the result of births over deaths and the gain from other parts of the country. With Manhattan losing more than its natural increase to the suburbs, the suburban gain promises to exceed that figure.

### Big Profits in Flatbush.

Early buyers of lots in the Wood-Harmon properties in Flatbush are realizing handsome profits. Lots at Oak Ridge which were bought for \$40 each in 1905 are selling at \$2,000 each. A corner for which \$480 was paid has sold for \$4,200.

Oakcrest was the first Wood-Harmon operation there, and Marlboro is the second. It follows a brilliant series. The property has grown with its neighbors, but prices are on the level of several years ago. Buyers of lots are building rapidly, and the boom is under way. The promoters themselves have provided for 100 new houses.

### Excursion to Harlem.

Harmon—the Hudson is another scene of energetic Wood-Harmon activity. Several villas are under way, and many are in progress. The property has grown with its neighbors, but prices are on the level of several years ago. Buyers of lots are building rapidly, and the boom is under way. The promoters themselves have provided for 100 new houses.

### Free Trip to Babylon.

W. C. Reeves & Co. will take a big crowd to North Babylon Park, L. I., today. Auctioneer Burchell will sell 200 lots.

They sold at auction last Saturday 27 building lots at Babylon, N. Y., ranging in price from \$5 to \$35 a lot. They carried 200 people on their special train.

### Two Trips to Jersey.

Metuchen Estates will open a new section to-morrow. To the first 100 buyers a warranty deed will be given for a lot at Metuchen, N. J., by the Metuchen Realty and Improvement Company.

A free train on the Pennsylvania Railroad will leave for the property from the Cortlandt and Twenty-third street ferries at 10 o'clock. At the same time will leave a big excursion to Rahway Estates over the same road under escort of the Kline Realty and Improvement Company.

### Busy at Massapequa.

The Queens Land and Title Company has under way for the balance of the year very extensive improvements at Massapequa. There will be several miles of cement sidewalks, curbing, water mains and parking.

The Long Island Automobile Parkway on which work was started recently, will help values at Massapequa. It is only a short distance north. The regular Sunday Massapequa special train will leave at 1:30 o'clock to-morrow from East Thirty-fourth street and Flatbush avenue depots.

## Hitchcock Joins "Merry-Go-Round" the Coming Week.

THE postponement of the opening performance of the new Casino review "The Merry-Go-Round," from Monday evening to a week later, robs Broadway of its first night next week. Changes in the casts of other productions, however, will give fresh interest to established attractions.

Raymond Hitchcock and Flora Zabell will become members of "The Merry-Go-Round" company at the Circle Theatre on Monday evening.

Two new prima donnas will alternate in the title role of "The Merry Widow" at the New Amsterdam Theatre. Miss Reba Dale will appear in the part on Monday and Thursday evenings and at the Wednesday and Saturday matinees, while Miss Rosemary Gloss will be seen at the other performances.

The Madison Square Roof Garden opens to-night with "Skid-Id."

George Ober will give out-of-door performances of "Rip Van Winkle" at Riverview Manor. Hastings-on-the-Hudson on next Friday and Saturday evenings, also on Saturday afternoon.

"Divorcees" will be given by the Players' Stock Company at the West End Theatre.

Edna May Spooner will again be seen in "Camille" at the Lincoln Square Theatre.

The run of "The Witching Hour" at the Hackett Theatre will be interrupted at the end of next week, but will be resumed at the same theatre on Aug. 17.

### VAUDEVILLE ATTRACTIONS.

Alexia, the Franco-Russian dancer, will begin her last week at Hammerstein's roof garden on Monday. Others on the bill will be Windsor McKay, cartoonist, the four Fords, the great Eldridge, and picture artist, Herbert Collins, Ada Gordon, Sam Sidman, Rob-Golding, Collins and Hart, and Cora Livingston, wrestler.

The Colonial will have Nat M. Willis, Louise Dresser, the McKenzie-Shannon company in "Stop the Ship," Spisell Brothers and Mack, the Juggling Normans, Montgomery and Moore, Edwin Farsberg in "The Card Party," and the Tom Jack Trio.

At the Alhambra will be "The Love Waltz," Carter De Haven and company in a short musical comedy, Jack Norworth, the Eight Berlin Madcaps, Gus Edwards' Schoolboys and Girls, Barry and Welford, Arthur Rigby and Swan and Bambur.

The bill at Keith & Proctor's Fifth Avenue Theatre will include "The Naked Truth," Emma Carus, James J. Corbett, Clayton White and Marie Stuart in "Cherie," the Jozeff troupe of acrobats, the Constant troupe of the Miller's Octet, The One Hundred and Twenty-fifth Street Theatre will have Gertrude Hoffman, Rosie Lloyd, "Six Little Girls and Their Teddy Bears," Florence Gale and company, Hyers and Herman, the Arlington Four, Julia Curtis, and Paul Le Croix.

Sunday concerts at the Jardin de Paris will begin to-morrow night with the principal numbers of the "Follies of 1908" providing the entertainment.

Atlantic Garden will have Borelli Brothers, comedy acrobats; Clio and

### REGISTER GASS IS UP TO HIS EARS IN WORK.



FRANK GASS

### HURLED TO DEATH BY TUG.

Swimming Skill Failed to Save  
William A. Ward.

William A. Ward, twenty years old, of No. 261 West Eighth street, son of Thomas Ward, coal merchant, who has an extensive business on the North River front, from Seventy-ninth and eighty-first streets, was drowned yesterday afternoon, and his body was recovered last night by Thomas Kelly, of No. 102 Avenue C.

Ward was a powerful swimmer and had taken part in many amateur contests. The theory of Coroner Artelt is that the young man was pitched off a boat large by the swell of a passing tug and was made unconscious by striking a floating log.

### TORPEDO BOAT WRECKED; DESTROYER STRANDED.

Two Vessels of the French Navy  
Suffer Mishap, but Crews of  
Both Are Rescued.

ALGIERS, June 20.—The French torpedo boat No. 191 has been wrecked by being thrown upon the rocks near Sidi-Ferruch in a storm. The destroyer Rigue rescued the crew, but two of the crew of the Pique were lost overboard while engaged in the work.

BREST, France, June 20.—The French torpedo boat destroyer Sagale stranded yesterday on the rocks off Molene Island, seven miles off the coast, during the manoeuvres. The crew were saved.

### MAN IN BLUE SUIT IS FOUND IN THE RIVER.

Body Evidently Not Long in the  
Water When Picked Up at  
177th Street.

The body of an unidentified man, about thirty years old, was found in the North River at the foot of One Hundred and Seventy-seventh street today and taken to the morgue. There were no marks of identification on the clothing, nor anything on the body to give the police a clue to his identity. The body was seen floating near the river bank by F. H. James, of No. 616 West One Hundred and Thirty-fifth street, who recovered it.

The body is that of a man about 5 feet 9 inches tall, and weighed 150 pounds. He wore a dark-blue serge suit of clothes, black shoes and a pink shirt. The body evidently had not been in the water long.

### NAZIMOVA BUYS LAND.

It became known yesterday that Mme. Nazimova, the Russian actress, has bought a tract of land on Bryan Ridge, north of Port Chester, and will build a country residence. The land cost \$40,000. Some months ago Mme. Nazimova announced that she would make her permanent home in this country.

## The Only Laxative Used by Those Who Know

People never use harsh physic after they know what it does. That gripping and pain are symptoms that the bowels are irritated. You have come to think, perhaps, that such effects are necessary, else you would never endure them. But they are not; they are wicked. That irritation of the stomach is the cause of nearly all dyspepsia. That irritation of the bowels—causing the lining to callous—is the cause of constipation.

Cascarets bring the same results without injury. They never gripe—never pain. They are as harmless as laxative foods. Salts and pill cathartics increase the trouble that you seek to cure.



THEY WORK WHILE YOU SLEEP.  
The vest-pocket box is 10 cents.  
The month-treatment box 50 cents.  
12,000,000 boxes sold annually.

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Buy at Marlboro, and if at any time within one, two or three months from date of purchase you can buy in all Brooklyn what is in your opinion a better bargain (excluding our own properties), with equal improvements and transportation, on similar terms, come to our office and we will either adjust our price to YOUR COMPLETE SATISFACTION or give you your money back immediately. You don't have to prove it. All we ask is an honest statement of facts.

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## NEW JERSEY FIFTEEN YEARS AHEAD

### In Everything That Makes Land Values Grow.

### \$1,000 CASH REWARD.

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## RAHWAY ESTATES

COMMUTATION \$75 YEARLY. AVERAGING 10c. PER TRIP.  
WATER MAINS AND STREET IMPROVEMENTS ALREADY THROUGH OUR PROPERTY.

Acre Plots, \$650  
20 CITY LOTS

1/4-ACRE  
20 CITY LOTS \$375  
ENOUGH PROPERTY ON WHICH TO BUILD  
10 HOUSES

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Terms:  
5% DOWN,  
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SINGLE LOTS ADJOINING OUR PROPERTY SELLING FROM \$300 TO \$800 EACH.  
ONE ACRE IN RAHWAY IS WORTH FIVE ACRES IN LONG ISLAND OR WESTCHESTER

and yet you cannot buy an acre of ground within 10 miles of New York, as Rahway is, for 10 times the amount we are selling our property for. Here is where you have a chance to make a fortune on a small investment. Don't delay, as this is an opportunity that don't knock at your door every day.

DO NOT MISS OUR SPECIAL TRAINS LEAVING AT 11:30 A. M. AND 3 P. M. WEDNESDAY, SATURDAY AND SUNDAY FROM CORTLANDT AND WEST 23D STREET FERRIES, NEW YORK SIDE, PENNSYLVANIA RAILROAD. OTHER AGENTS HAVE RED BADGES READING "RAHWAY ESTATES" AND "STATIONED HERE" AND THEY WILL PROMPTLY CONDUCT YOU TO THE PROPERTY WITHOUT ANY EXPENSE TO YOU, WHITE OR COLORED, AND WE WILL FURNISH YOU WITH PARTICULARS AND MAPS OF THE PROPERTY, ALSO SHOWING NEW TUNNEL CONVENTION.

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